

HoldenCopley

PREPARE TO BE MOVED

Nuthall Road, Bobbers Mill, Nottinghamshire NG8 5BN

Guide Price £250,000

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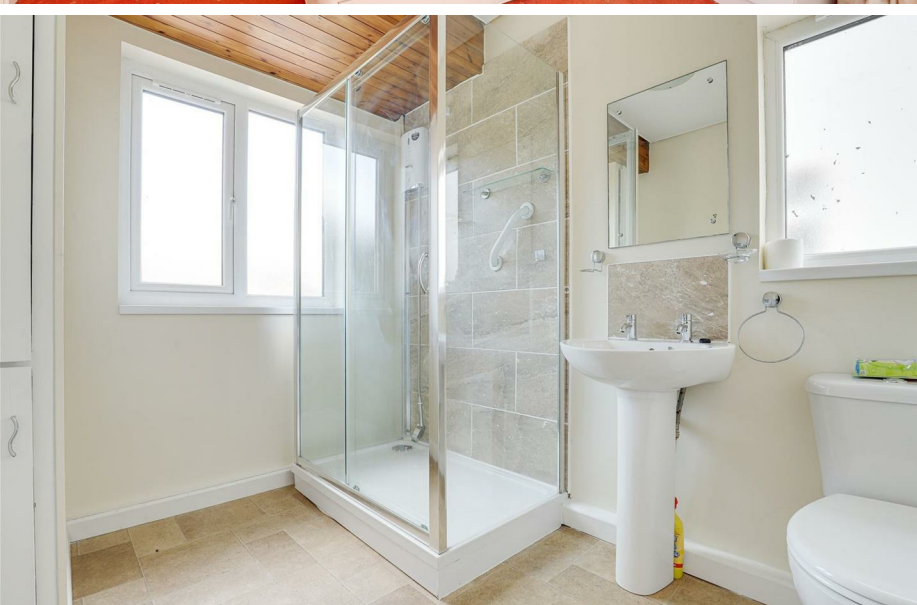
GUIDE PRICE £250,000-£270,000

NO UPWARD CHAIN...

This 1930s three-bedroom semi-detached house is brought to the market with no upward chain and is bursting with potential throughout, making it the perfect purchase for a range of buyers. Situated in a popular location, just a stone's throw from a wide range of local amenities including shops, eateries, excellent transport links into Nottingham City Centre, and leisure facilities such as the David Lloyd Health Club, this home offers the perfect blend of convenience and comfort. To the ground floor, the property boasts an inviting entrance hall leading into a spacious living and dining area, complemented by a striking feature fireplace with an exposed brick decorative surround. This room seamlessly flows into the conservatory, providing additional living space, along with a fitted kitchen. Upstairs, the first floor hosts three bedrooms, all benefiting from a variety of fitted furniture and storage solutions, serviced by a three-piece shower room suite. Outside, the property benefits from a driveway providing off-street parking to the front, along with access to a detached garage at the rear. The private enclosed rear garden features a lawn and a paved patio seating area.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Spacious Living/Dining Room
- Feature Exposed-Brick Fireplace
- Fitted Kitchen
- Conservatory
- Three-Piece Bathroom Suite
- Garage & Driveway
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Entrance Hall

12'11" x 6'0" (3.94m x 1.84m)

The entrance hall has wood effect and carpeted flooring, carpeted stairs, partially exposed brick walls, a radiator, coving to the ceiling, and UPVC double-glazed obscure glass side panels and an arched overhead window framing a single UPVC door with an obscure glass insert.

Living Room/Dining Room

12'2" x 29'6" (3.71m x 9.01m)

The living room/dining room has carpeted flooring, a feature fireplace with a decorative exposed brick surround and a tiled hearth, an in-built base storage cupboard, two radiators, coving to the ceiling, a UPVC double-glazed bay window to the front elevation, and sliding patio doors providing access to the conservatory.

Conservatory

9'1" x 9'9" (2.77m x 2.99m)

The conservatory has vinyl flooring, UPVC double-glazed windows to the front and side elevations, a polycarbonate roof, and double French doors leading out to the rear garden.

Kitchen

6'10" x 12'10" (2.09m x 3.93m)

The kitchen has a range of base and wall units with wood-effect worktops, a stainless steel sink and a half with a mixer tap and a drainer, an integrated oven and electric hob with an extractor fan, a wall-mounted combi boiler, space and plumbing for a dishwasher, space for a fridge freezer, an in-built under the stairs cupboard, tiled flooring, partially tiled walls, a radiator, UPVC double-glazed windows to the rear elevation, and a single UPVC door leading out to the rear garden.

FIRST FLOOR

Landing

6'9" x 8'0" (2.08m x 2.45m)

The landing has carpeted flooring, a UPVC double-glazed window to the side elevation, access to the loft, and provides access to the first floor accommodation.

Master Bedroom

16'4" x 11'4" (4.99m x 3.47m)

The main bedroom has carpeted flooring, a fitted wardrobe, a radiator, coving to the ceiling, and a UPVC double-glazed bay window to the front elevation.

Bedroom Two

12'5" x 10'2" (3.80m x 3.11m)

The second bedroom has carpeted flooring, a range of fitted furniture including wardrobes with over the head cupboards and a dressing table, a radiator, coving to the ceiling, and a UPVC double-glazed window to the rear elevation.

Bedroom Three

6'10" x 8'11" (2.09m x 2.72m)

The third bedroom has carpeted flooring and a UPVC double-glazed bow window to the front elevation.

Bathroom

9'3" x 6'9" (2.83m x 2.06m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted handheld electric shower fixture, a fitted storage cupboard, vinyl flooring, partially tiled walls, a radiator, a partially panelled ceiling, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a partially block paved driveway providing off-street parking, access to the rear, brick and stone wall boundaries, and gated access.

Rear

To the rear of the property is a private enclosed garden with a lawn, a paved patio seating area, gated access, a garage, and boundaries made up of fence panelling, brick walls, and hedges.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed)
- 1000 Mbps (Highest available upload speed)
- Phone Signal – Some 5G and all 4G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Very low risk of flooding
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band B

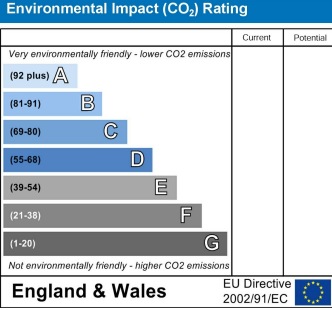
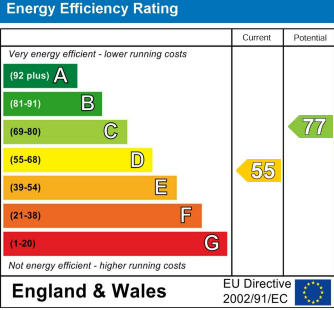
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold.

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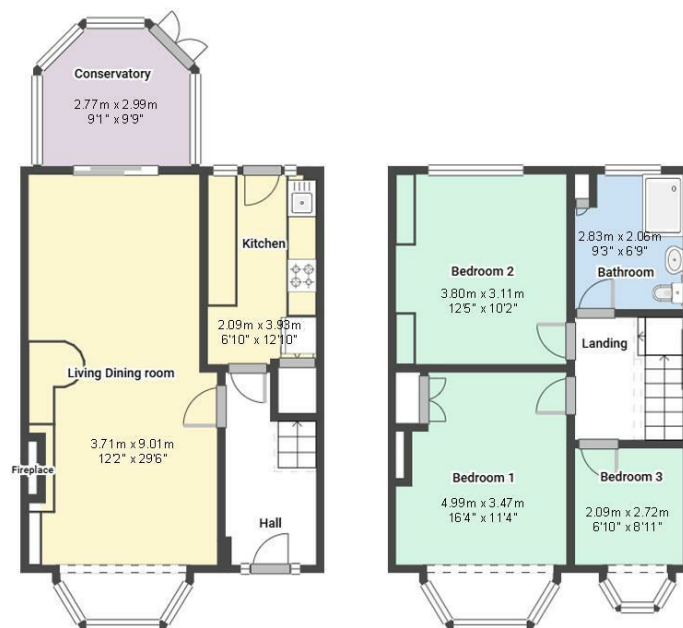
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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